



HODSONS



£200,000

Ridings Gardens

Wakefield, WF3 3SN

PROPERTY SUMMARY

This 2-bedroom semi-detached bungalow in the sought-after area of Lofthouse offers fantastic potential for buyers looking for a renovation project. Although in need of refurbishment throughout, the property is located in a quiet, residential area with excellent transport links and amenities nearby.

The bungalow features a spacious living room, a functional kitchen, and two well-proportioned bedrooms. With ample scope to modernize, the property provides an opportunity to create a stylish home to suit your taste. Externally, the bungalow benefits from a generous front and rear garden, along with off-road parking.

2



1



1

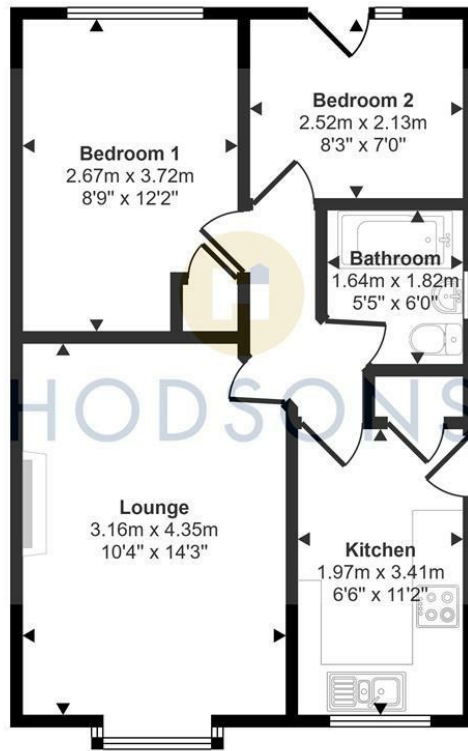








Approx Gross Internal Area
44 sq m / 476 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Wakefield

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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